

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 11.802.38 (211.2) to permit a side yard setback of 15' in lieu of the required 8' and a sum of side yard setbacks of 15' in lieu of the required 11'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Inadequate living space for family size and it is currently impractical to move considering the economy and high interest rates. This is the most practical way to add to our living space.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
Paul R. Cvach  
(Type or Print Name)  
Signature: \_\_\_\_\_  
6717 Harford Road  
Baltimore, Maryland 21234  
City and State: \_\_\_\_\_  
Attorney's Telephone No.: 254-6877

Legal Owner(s):  
Jerome J. Cvach  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Joanne C. Cvach  
(Type or Print Name)  
Signature: \_\_\_\_\_  
8124 Callo Lane  
Baltimore, Maryland 21237  
City and State: \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Paul R. Cvach  
Name: Paul R. Cvach  
Address: 6717 Harford Road  
City and State: Baltimore, Maryland 21234  
Phone No.: 254-6877

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of April, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of June, 1981, at 9:30 o'clock A.M.

(over)

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 9, 1981

COUNTY OFFICE BLDG.  
131 N. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Road Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Paul R. Cvach, Esquire  
6717 Harford Road  
Baltimore, Maryland 21234

RE: Item No. 179  
Petitioner - Jerome J. Cvach, et ux  
Variance Petition

Dear Mr. Cvach:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE

ENCLOSURES



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 30, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item #179 (1980-1981)

Property Owner: Jerome J. & Joanne C. Cvach  
N/S Callo Lane 259.63' W. of Weyburn Rd.  
Acres: 66.35/9165 x 137.85/153.09  
District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreements 146515 and 146602, executed in conjunction with the development of High Point Addition, of which this property comprises lot 4 of Block 1 of "Section 10 High Point Addition" (Weyburn Park), recorded O.T.G. 31, Folio 121.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 179 (1980-1981).

Very truly yours,

ALBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:PWR:ss

cc: Jack Wimbley

J-NE Key Sheet, 13 NE 19 Pos. Sheet  
NE 4 P Topo, 89 Tax Map

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. William E. Hammond, Zoning Commissioner  
Date: May 27, 1981

FROM: Michael S. Flanigan, Engineer Associate II

SUBJECT: Zoning Comments

Relative to ZAC meeting of April 7, 1981, the Department of Traffic Engineering has no comments for items #179 and 181.

Michael S. Flanigan  
Engineer Associate II

MSF/bza

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
Date: May 18, 1981

FROM: Mr. Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 170 - Ellis J. and Doris A. Shifflett, Sr.
- Item # 171 - Alesia Tomassetti and E. Helen Buck
- Item # 174 - Constantine J. Kaminaris, D.D.S.
- Item # 176 - Carolyn A. Carville
- Item # 179 - Jerome J. and Joanne C. Cvach
- Item # 180 - Stanley Penn Children's Trust
- Item # 184 - Evelyn W. and Jimmie C. Sergeant
- Item # 186 - Four Villages Limited Partnership
- Item # 188 - The Four Star Company
- Item # 189 - Albert Raymond Dente
- Item # 190 - Wilbur C. and Susan S. Hossfeld, Jr.
- Item # 191 - Bobby and Georgia B. Sheets
- Item # 193 - Richard Wayne and Kathleen Stansburge
- Item # 198 - Frederick W. and Faye J. Kuehn
- Item # 200 - Richard E. and Marion P. Szymanski
- Item # 201 - Stephen C. and Lynn Roth

177/sth

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

April 21, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Jerome J. Joanne C. Cvach

Location: N/S Callo Lane 259.63' W. of Weyburn Road

Item No.: 179 Zoning Agenda Meeting of April 7, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: Ian J. Forrest, Director  
Planning Group  
Special Inspection Division

Approved: George M. Hammond  
Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERDER  
DIRECTOR

May 25, 1981

Mr. William E. Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting, April 7, 1981 are as follows:

Property Owner: Jerome J. and Joanne C. Cvach  
Location: N/S Callo Lane 259.63' W. of Weyburn Road  
Acres: 66.35/9165 x 137.85/153.09  
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE June 24, 1981  
BY John R. Cvach

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of June, 1981, that the herein Petition for Variance(s) to permit a side yard setback of three feet in lieu of the required eight feet and a sum of the side yard setbacks of fifteen feet in lieu of the required twenty feet, for the expressed purpose of constructing an addition to the existing dwelling so as to provide additional habitable space, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Permits and Licenses, dated April 23, 1981.
2. Locating the down spout(s) serving the addition to direct the rain water onto the petitioners' property.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

Paul R. Cvach, Esquire  
6717 Harford Road  
Baltimore, Maryland 21234

May 19, 1981

NOTICE OF HEARING

RE: Petition for Variance  
N/S of Callo Lane, 259 ft. W of Weyburn Rd.  
Jerome J. Cvach, et ux - Case #81-214-A

TIME: 9:30 A.M.

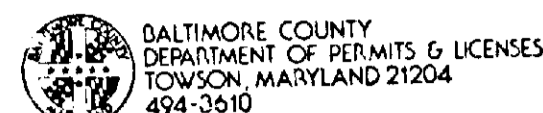
DATE: Tuesday, June 16, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

klr

William E. Hammond  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-0510

TED ZALUTSKY JR.  
DIRECTOR

April 23, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 179  
Zoning Advisory Committee Meeting, April 7, 1981  
are as follows:

Property Owner: Jerome J. & Joanne C. Cvach  
Location: N/S Callo Lane 259.63' W of Weyburn Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a sideyard setback of 3' in lieu of the required 8' and a sum of sideyard setback of 15' in lieu of the required 20'.  
Acres: 66.35/9165 X 137.85/153.09  
District: 14th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings shall be required to file a permit application. Architect/Engineer seal /is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

I. Comments

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burman  
Charles E. Burman, Chief  
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 81-214-A Item 179  
Date: May 25, 1981

Petition for Variance  
North side of Callo Lane, 259 ft. West of Weyburn Road  
Petitioner- Jerome J. Cvach, et ux

Fourteenth District

HEARING: Tuesday, June 16, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: April 7, 1981

RE: Item No: 177, 178, 179, 180, 181  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

KSP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 81-214-A Item 179  
Date: May 25, 1981

Petition for Variance  
North side of Callo Lane, 259 ft. West of Weyburn Road  
Petitioner- Jerome J. Cvach, et ux

Fourteenth District

HEARING: Tuesday, June 16, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S of Callo Lane, 259' :  
W of Weyburn Rd., 14th District : OF BALTIMORE COUNTY  
JEROME J. CVACH, et ux, : Case No. 81-214-A  
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

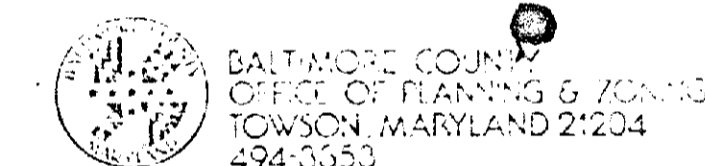
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hessian, III  
John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 5th day of June, 1981, a copy of the foregoing Order was mailed to Paul R. Cvach, Esquire, 6717 Harford Road, Baltimore, Maryland 21234, Attorney for Petitioners.

John W. Hessian, III  
John W. Hessian, III



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-0550

June 24, 1981

Paul R. Cvach, Esquire  
6717 Harford Road  
Baltimore, Maryland 21234

RE: Petition for Variance  
N/S of Callo Lane, 259' W of Weyburn  
Road - 14th Election District  
Jerome J. Cvach, et ux - Petitioners  
NO. 81-214-A (Item No. 179)

Dear Mr. Cvach:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

